



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Dec 16, 2021 10:17 AM Fee: \$38.00

2021274606

Electronically Recorded

**MANAGEMENT CERTIFICATE
RETREAT AT TECH RIDGE MASTER COMMUNITY, INC.**

The undersigned, being an Officer of Retreat at Tech Ridge Master Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Retreat at Tech Ridge (the "Subdivision Development").
2. The name of the Association is Retreat at Tech Ridge Master Community, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Retreat at Tech Ridge, Section One, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 201300258 in the Map and Plat Records of Travis County, Texas.

Retreat at Tech Ridge, Section Two, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 201400200 in the Map and Plat Records of Travis County, Texas.

Retreat at Tech Ridge, Section Three, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 201500227 in the Map and Plat Records of Travis County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Retreat at Tech Ridge Master Covenant, recorded at Document No. 2013215923 in the Official Public Records of Travis County, Texas.

Retreat at Tech Ridge Notice of Applicability of Master Covenant, recorded at Document No. 2013215924 in the Official Public Records of Travis County, Texas.

Bylaws of Retreat at Tech Ridge Master Community, Inc., recorded at Document No. 2015112637 in the Official Public Records of Travis County, Texas.

Retreat at Tech Ridge Development Area Declaration of Covenants, Conditions and Restrictions [Section One], recorded at Document No. 201801250 in the Official Public Records of Travis County, Texas.

Retreat at Tech Ridge [Section Two] Notice of Applicability of Master Covenant, recorded at Document No. 2015112639 in the Official Public Records of Travis County, Texas.

Retreat at Tech Ridge Development Area Declaration of Covenants, Conditions and Restrictions [Section Two], recorded at Document No. 2015113067 in the Official Public Records of Travis County, Texas.

Retreat at Tech Ridge Master Community, Inc. Notice of Dedicatory Instruments and Policy Manual, recorded at Document No. 2015113068 in the Official Public Records of Travis County, Texas.

Retreat at Tech Ridge [Section Three] Notice of Applicability of Master Covenant, recorded at Document No. 2016011022 in the Official Public Records of Travis County, Texas.

Retreat at Tech Ridge Master Community, Inc. Declarant Removal and Appointment of Director, recorded at Document No. 2018079232 in the Official Public Records of Travis County, Texas.

Retreat at Tech Ridge Master Community, Inc. Retraction of Declarant Removal and Appointment of Director and Termination of Declarant Right of Removal and Appointment of Director, recorded at Document No. 2018090467 in the Official Public Records of Travis County, Texas.

5. The name and mailing address of the Association is:

Retreat at Tech Ridge Master Community, Inc.
c/o Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613
Tel: (512) 918-8100
Email: pamco@pamcotx.com

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>.

8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee (paid at close)	\$200.00
Resale Disclosure (TREC Form)	\$575.00
Statement of Account 1 business days Rush Fee	\$150.00
Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00
Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 2 business days Rush Fee	\$100.00
Resale Disclosure 3 business days Rush Fee	\$75.00
Multi-Product Order 1 business days Rush Fee	\$150.00
Multi-Product Order 2 business days Rush Fee	\$100.00
Multi-Product Order 3 business days Rush Fee	\$75.00
Lender Questionnaire 1 business days Rush Fee	\$150.00
Lender Questionnaire 2 business days Rush Fee	\$100.00
Rush Existing Order (*Add this fee to Rush Fees)	\$75.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$50.00
Statement of Account Update from 46 to 90 days	\$50.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00

Refinance Statement of Account Update from 15 to 45 days	\$50.00
Refinance Statement of Account Update from 46 to 90 days	\$50.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$50.00
Resale Disclosure Update from 46 to 90 days	\$50.00
Lender Questionnaire Update from 1 to 31 days	\$25.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00
Statement of Account Only (No Assoc Docs)	\$175.00
Owner's Account Statement (REQUIRED FOR REFIs!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00
"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
Statement of Account	\$175.00
Refinance Statement of Account	\$100.00
Resale Disclosure	\$175.00
"Lender Questionnaire"	\$150.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00
Appraiser Questionnaire Documents:	\$25.00
Annual Board Meeting Minutes	\$15.00
Articles of Incorporation	\$25.00
Budget	\$25.00
Bylaws	\$25.00
Current Unaudited Financial Documents	\$15.00
Declaration-CC&Rs	\$25.00
Important Information	\$0.00
Insurance Dec Page	\$25.00
Rules and Policies	\$15.00
Unit Ledger	\$25.00
Utility Bill	\$0.00
W-9	\$0.00

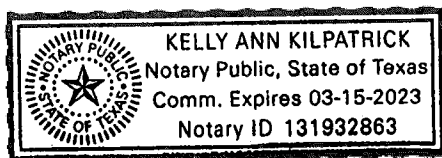
This Management Certificate is effective as of the 18 day of November, 2021.

RETREAT AT TECH RIDGE MASTER COMMUNITY, INC.,
a Texas nonprofit corporation

By: [Signature]
Name: Doug Pugh
Title: Agent

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on 18 day of November, 2021, by Doug Pugh, Registered Agent for Retreat at Tech Ridge Master Community, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746

MANAGEMENT CERTIFICATE
RETREAT AT TECH RIDGE MASTER COMMUNITY, INC.